

# Planning Proposal – PPL2020/0003



**Our Prosperity - Growing our population and jobs**

16.1 Ensure a sustainable environment for current and future generations through effective management and planning for the long term future by ensuring appropriate land is zoned and available to support business and industry growth.

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## Introduction

An application has been received by Council to amend the Bland Local Environmental Plan 2011 to include a new clause in Part 6 for workforce accommodation and to include Lot 177 DP750615 in Schedule 1 Additional Permitted Uses.

## Subject Land

The subject land adjoins existing R5 Large Lot Residential land north of Wyalong. Land use in the vicinity of the site is predominantly small scale agriculture to the west and north of the site.



## Existing Land Use Provisions

The land is currently zoned RU1 Primary Production which provides for limited residential land uses: dwelling houses, dual occupancies (attached) and rural workers dwellings. All other types of residential accommodation are prohibited in the RU1 zone.

## Proposed Land Use Provisions

It is proposed to amend the Bland Local Environmental Plan by the insertion of an additional clause in Part 6, the insertion of an additional clause in Schedule 1 and the amendment of the Additional Permitted Uses Map.

The planning proposal seeks to include the following clause in Part 6 Additional Local Provisions:

### **6.10 Workforce Accommodation**

*(1) The objective of this clause are as follows –*

- (a) to enable development for workforce accommodation if there is a demonstrated need to accommodate workers due to the nature of the work in which the workers are employed or due to the accommodation needs of the workforce,*
- (b) to ensure that workforce accommodation is designed and located such that it will not have an unreasonable adverse impact on adjoining uses or the amenity of the local area and maximises its potential for beneficial outcomes for the local economy,*
- (c) to ensure that workforce accommodation will not prejudice the future use of the land,*
- (d) to minimise the impact of workforce accommodation on local roads and infrastructure.*

*(2) This clause applies to land as identified under Schedule 1 of this Plan.*

*(3) Development consent must not be granted for workforce accommodation on land to which this clause applies unless the consent authority is satisfied that –*

- (a) there is a need to provide workforce accommodation because of large-scale development being carried out or because of the remote or isolated location of the land on which any development is being carried out, and*
- (b) the accommodation needs of the workforce cannot reasonably be met using other types of residential accommodation (whether existing or otherwise), and*
- (c) water reticulation systems and sewerage systems will be provided to adequately meet the requirements of the workforce accommodation, and*
- (d) any infrastructure provided in connection with the workforce accommodation will, if practicable, continue to be used once the workforce accommodation is no longer required, and*
- (e) the workforce accommodation is not likely to have significant adverse impacts on the use of any adjoining land or the amenity of the local area, and*
- (f) the workforce accommodation will be appropriately designed and located to maximise the local amenity, and*
- (g) the workforce accommodation will not prejudice the subsequent carrying out of development on the land in accordance with this Plan and any other applicable environmental planning instrument, and*

*(h) the workforce accommodation will not provide services or facilities that are, or can otherwise practicably be, provided within the locality.*

*(4) In this clause –*

***workforce accommodation*** means any habitable buildings and associated amenities erected or altered for the purpose of providing accommodation for persons working in the rural, agricultural, major infrastructure or mining sector.

It is proposed to amend Schedule 1 – Additional Permitted Uses of the Bland Local Environmental Plan 2011 by inserting an additional clause after clause 2 to allow development for workforce accommodation on the subject land as shown below:

### **3 Use of certain land at Mallee Street, Wyalong**

*(1) This clause applies to certain land at 45 Mallee Street, Wyalong, being Lot 177, DP750615 and identified as “3” on the Additional Permitted Uses Map.*

*(2) Development for the purposes of workforce accommodation (within the meaning of clause 6.10) is permitted with development consent.*

It is considered that the application to a specific lot rather than to the whole of the RU1 Primary Production zone ensures that workforce accommodation can be appropriately serviced with infrastructure along with access to local services.

Due to the size of the RU1 Primary Production zone in the Bland Local Government Area it is desirable to limit the provision of this type of accommodation to land in the vicinity of an urban settlement.

### **Natural Hazards**

The subject land is not identified as being bushfire prone land or flood prone land.

### **Consultation**

Should Council resolve to initiate the Planning Proposal and a Gateway Determination is subsequently issued by NSW Planning, Industry and Environment, the proposal is required to be exhibited in accordance with the Gateway Determination and relevant provisions of the Environmental Planning and Assessment Act 1979. Consultation with Government agencies and other stakeholders may also be required if specified within the Gateway determination.

### **Financial Implications**

Costs associated with progressing the planning proposal are at the applicants cost.

### **Summary**

Council is in receipt of a planning proposal to include additional provisions in the Bland Local Environmental Plan 2011 to allow for workforce accommodation on the subject land. The planning proposal relates to Lot 177 DP750615.

#### **Recommendation:**

#### **That Council:**

- 1. Support Planning Proposal PPL2020/0003 to amend the Bland Local Environmental Plan 2011**
- 2. Submit Planning Proposal PPL2020/003 to the Department of Planning, Industry and Environment for Gateway Determination**
- 3. Request that the Secretary of NSW Planning, Industry and Environment issue a written authorisation to Council to exercise delegation of the plan making**

**functions under section 3.36(2) of the Environmental Planning and Assessment Act 1979 in respect of Planning Proposal PPL2020/003.**

- 4. Receive a further report if submissions are received during the exhibition period:**
  - a. Addressing any submissions made in respect of the planning proposal**
  - b. Proposing the adoption of the planning proposal unless there are any recommended amendments deemed substantial and requiring further public exhibition.**